

MINUTES ~ October 14, 2008

Ponaganset Middle School-Library

1. Call to Order

Mr. Gregory Laramie, Chair of the Foster Glocester Regional Building Committee, called the meeting of the Foster Glocester Regional Building Committee to order at 6:30 PM in the Ponaganset Middle School Library.

2. Roll Call

Mrs. Kecia Pierce called the roll. In attendance were Mr. Gregory Laramie of Glocester, Mr. Bill Abt of Foster, Mr. George Jacques of Glocester, Mr. Dennis Chretien of Foster, Mrs. Kim Michalik of Glocester and Mr. Raymond Fogarty of Glocester. Mr. Warren Ducharme of Foster joined the meeting at 6:40PM. Mrs. Julie Capobianco of Foster was absent.

3. Financial Report

Mr. Brendan Larkin distributed the financial report to committee members and provided an overview of the report. The Treasurer's summary report is attached as reference 1. Mr. Larkin explained that the report shows the activity and balances through the end of October however, in the past few days there has been some significant activity in the accounts including the transfer of \$7M dollars from the Bank of New York account to the Bank of America account to pay some bills. Mr. Laramie informed the committee that \$3.7M has been paid to H.V. Collins regarding work on the high school, \$196K went to the ESCO funds and \$890K is due to H.V. Collins for the middle school account. In addition, \$402K has been transferred to the school district. This amount represents the interest earned to offset the cost of the bond anticipation note for last year. Mr. Laramie informed the committee that there is still retainage being held on H.V. Collins until the job is complete and Mr. Grzyb reported that there is money from the H.V. Collins contingency which needs to go back to the committee, he hopes to have that amount for next month's meeting. Mr. Fogarty moved and Mr. Chretien seconded to accept the Treasurer's report as presented. So voted, 6-0.

Mr. Fogarty informed the committee that Mr. Larkin will be leaving his employ and has provided the committee with a proposal to retain his services. Mr. Fogarty stated that it would be less expensive to contract directly with Mr. Larkin than through an accounting firm. Mr. Fogarty moved and Mr. Jacques seconded to hire Mr. Brendan Larkin of Moosup, Connecticut as the accountant for the building committee to work with Ms. Sarah Hann at a rate of \$40 per hour not to exceed \$2,000 per month. The contract would extend to the conclusion of the project no later than December 31, 2009 unless agreed to by both parties and Mr. Fogarty added that the contract can be cancelable by the committee at any time. Mr. Larkin will provide the committee with a log of his hours which will be reviewed and justified before payment. In addition, any expenses incurred by Mr. Larkin will not exceed

\$300. So voted, 6-0-1 with Mr. Ducharme abstaining as he was not present for much of the discussion.

When discussing the motion, Ms. Hann was asked for her thoughts on retaining Mr. Larkin. Ms. Hann explained that it would be good to keep him on board and they will come up with a schedule of what needs to be done on a weekly and biweekly basis and they will also work on a time frame for transferring the duties to Ms. Hann. Mr. Laramie noted that Mr. Larkin's rate of \$40 per hour is a great savings compared to the \$165-\$185 per hour rate that was being charged by Sansiveri. Mr. Fogarty noted that the Sansiveri rate was still good in that it was less than the standard rate.

4. High School Project Update

Mr. Laramie reported that an interim meeting was held with the high school principal, superintendent, construction manager and owner's rep and they came up with a list of priorities to be addressed. Mr. Laramie stated that he will go through the list of issues and ask for an update on them. The first issue is the wood shop/auto shop fire suppression system. Mr. Tim Alix explained the background saying that the initial hold up was that there was not enough water capacity for the suppression system as originally designed. The design team then suggested using a chemical system. H.V. Collins put this out to bid and met today with Cintas Fire Protection, the low bidder. Mr. Grzyb reported that Cintas will have the materials at the end of next week and they will need to coordinate the work with the electrician. Mr. Laramie noted that the original completion date for this work was October 31st, however Mr. Grzyb reported that the completion date has been pushed back to November 21st. Mr. Fogarty expressed his concern that this date is too late as the kids do not have a classroom for auto and wood programs. Mr. Grzyb reported that they will do their best to get it done as quickly as possible. Mr. Alix noted that they met with the sub today and a coordination meeting is set for Thursday at which time Mr. Alex Ziemba will have the drawings available.

Mr. Laramie stated that the second priority is the heating systems, both the oil fired boiler and the biomass. Mr. Alix reported that the oil boiler was fired up last week and a few minor adjustments were made. The boiler was reviewed by the state boiler inspector today and everything is okay, the oil fired boiler is up and running. Regarding the middle school biomass, Mr. Kevin Venturine from ConEd Solutions reported that the pre-function testing started today and the wood chips will be in next week. They are set to fire it up the week of October 27th. Regarding the high school biomass, they are putting all the equipment in and need to finish the floor but that can't be done until the water issue is resolved. Mr. Ziemba reported that they consulted a geotechnical expert for assistance with the water issue and noted that a geotechnical survey was done and he expects to receive the report this week. Mr. Ziemba informed the committee that some options were discussed to provide further drainage as the soil type cannot move the water. One option was to have two sump pits inside the building with oil separators. Mr. Abt objected to this type of solution. Mr. Laramie suggested that a separate meeting be held to talk about this issue. When questioned, Mr. Venturine noted that they could possibly start the testing on the high school the week after the middle school assuming the water issue is resolved.

Mr. Laramie stated that the next priority issue is the mechanical system related to air circulation. Mr. Alix reported that the balancing is not done and in some areas they need to install additional split level systems though he noted that the typical classrooms are done.

The next issue that Mr. Laramie addressed is the phone/internet/clock paging system. Mr. Alix reported that for the most part all the clocks and pagers are installed in occupied

rooms. There are three or four rooms on the 2nd floor of the South building that have to be done and these will be done within the next few days. Mr. Fogarty asked if there was a listing of each room and what components it has and what has been hooked up and what is working. Mr. Laramie reported that the District's new IT director has a listing by room. Mr. Alix will coordinate with the IT director on this issue to make sure there is a grid showing each room and its components and whether they are operational or not.

Mr. Laramie asked for an update on the general cleanliness of the building stating that the issue is construction debris getting into the building. Mr. Joe McGovern reported that they are maintaining the building daily and the doors near the construction area are being closed which is helping to keep the debris out of the building.

Mr. Laramie stated that the fire alarm system is an issue explaining that at the request of the fire department there is one system for the North building and one for the South building which will allow the fire department to know which building to respond to. However, the fire alarm in one building does not trigger the other building which is a management issue for Principal Kafalas as he needs to have both buildings evacuated. There was some discussion regarding how to satisfy everyone and the options will be looked into.

Mr. Laramie reported that security is the next issue and he noted that there have been contractors without hard hats and contractors smoking on the property. Mr. Laramie reminded everyone that according to state law there is no smoking on school property. Mr. Grzyb reported that the subs have been informed and fines have been set up but to date only warnings have been issued. Mr. Laramie noted that the principal has said that the workers have been professional and competent with the exception of these few instances.

Mr. Laramie asked for an update on the schedule for completion of the back parking lot lights, the power and data to the AG building and the ornamental front lights. Mr. Laramie informed the committee that the lighting in the back parking lot was scheduled to be completed next week. Mr. Grzyb reported that the completion is contingent on getting payment to the subs explaining that some of the subs are having financial issues and he won't be able to get them back to the site until they get paid. Mr. Grzyb noted that the payment to H.V. Collins today from the committee will allow them to get the funds to the subs with the hopes of getting them back to work. Regarding the Ag building, Mr. Alix reported that the data has been installed but is not complete as there is some additional equipment to buy. Mr. Alix noted that the power to the greenhouse has been restored. Mr. Fogarty asked for a completion date on the data issue to which Mr. Alix replied that he needs to check on the equipment order and will get back to the committee with a date. Regarding the South building exterior parking lights, Mr. Alix reported that the parking lot lights are done with the exception of one lamp in the back not working and the electrician is working on it. Mr. Alix reported that the ornamental front lights were controlled from a panel that was removed, they will need to do some excavating to get the lighting working. Mr. Fogarty noted his displeasure with the delay in resolving the issues stating that the the dark parking lots are a safety hazard.

Mr. Laramie stated that the oil fired boiler was to be up and running on October 14th and this deadline has been met.

Mr. Laramie stated that the South building classrooms were set to be turned over today. Mr. Grzyb reported that they are expected to be completed October 17th with classes starting in the rooms on October 27th.

When asked about the tile in the stairway, Mr. Grzyb reported that the tile will be done this Saturday.

Mr. Laramie informed the committee that October 17th was the planned date for turning over the new gymnasium. Mr. Grzyb said the installer for the equipment is moving slower than expected. Mr. Alix reported that they installed the scoreboard and shot clocks and will put another coat of finish on the floors tomorrow with the final finish being done on October 17th. Mr. Alix reported that the gymnasium will be turned over on Tuesday the 21st however there is an issue with the divider curtain which will be installed on Saturday, October 25th.

Mr. Jacques questioned the noise of the exhaust blower in the gymnasium. Mr. Ziembra reported that the fan is broken, it will be fixed or replaced.

Mr. Alix reported that the North building science lab will be turned over on Friday however they need to order stools. Mr. Laramie noted that fifty stools are needed for the two classrooms.

Dr. Barnes questioned whether 'ready to turn over' includes the data drops as they are needed for the general operation of the building. Mr. Alix replied yes. Mr. Alix explained that although classrooms are being turned over from construction on various dates, October 27th is the date for using the classrooms as the furniture needs to be moved into the rooms and they need to rearrange egress paths, change signage and change partitions.

Mr. Fogarty and Mr. Laramie stated how helpful it is to have an IT director on staff and Mr. Laramie noted that there is a list of expenses that the building committee has incurred because the district did not have an IT director or a business manager.

Mr. Laramie asked for an update on the CAD lab power and internet issue which was to be resolved by October 22nd. Mr. Alix reported that the power is installed and they have received a proposal of \$9K from the contractor for the 26 data cables needed. Mr. Alix reported that he needs time to review the proposal before approving it. Mr. Laramie reminded the committee that the current CAD lab is to be replaced by the energy lab and the North building, old middle school library has been identified as the new CAD lab. Mr. Fogarty voiced his concern that this needs to be done as a priority, the kids are losing educational space. When asked when this can be done, Mr. Alix noted that he needs a date from the vendor but guesses that it could be done by the end of next week.

Mr. Laramie asked for an update on the music wing which was scheduled to be completed October 22nd. Mr. Alix reported that the inspection will be done this Thursday and the space will be ready starting October 27th. Mr. Laramie asked Mr. Alix to coordinate the move with the music director.

Mr. Laramie reported that the cafeteria space, not including the kitchen was scheduled to be complete for November 4th. Mr. Grzyb stated that they are still targeting the 4th, he met with the contractors today and they will need to speed up their schedule to meet that date. Mr. Chretien asked about the kitchen, Mr. Grzyb reported that it will be ready for turnover on December 26th. There was some discussion regarding the possibility of setting up another temporary line until the kitchen is complete.

Mr. Laramie asked about the student locker assignments -- which was not a building committee responsibility -- and Mr. Kafalas reported it was completed last Friday.

Mr. McGovern reported that the ceramics class is having an issue with the kilns. There is one small kiln working but it will not serve the class, the larger kiln is not working. Mr. Grzyb reported that it is an electrical issue. Mr. Laramie tasked Mr. Ziembra with figuring out where the problem was in the documents and asked that Mr. Alix report back to the committee on how this issue will be resolved and who will pay for it.

Mr. Ron Cervasio suggested that Mr. Laramie address the biomass water issue at the next School Committee meeting to put that issue to rest.

Mr. Laramie asked for an update on the window shades which are due November 15th. Mr. Grzyb reported that bids are due this Friday and once awarded the shades will be worked on.

Mr. Fogarty noted that the appearance and handicapped accessibility at the entrance to the new gym is not acceptable. Mr. Grzyb noted that this is a site contractor issue and they need to get AKorey back to clean it up.

Mr. Fogarty questioned when the gym exhaust issue would be resolved, Mr. Grzyb said he will take care of it and email the committee with the timeframe.

Mr. Fogarty questioned the status of the repeater system. Mr. Alix replied that the equipment is on order and he does not have any further information.

Mr. Alix reported that he met with Danielson Glass regarding the insulated panel systems which they will add in the existing gym in the North building. He is getting the pricing and it appears that it will be a wash against the credit with Danielson. Mr. Laramie directed Mr. Alix to move forward with the insulated panels.

Mr. Jacques questioned the status of the middle school bleachers. Mr. McGovern reported that they are still being worked on. Mr. Alix stated that he saw a sample of the refinished seat today and was happy with that and the contractor also proposed some additional work such as safety straps. .

Mr. Jacques asked what became of the old trophy cases to which Mr. Ziemba reported that they were demolished.

Mr. Fogarty stated that they need to move the cafeteria as soon as possible even if it is temporary again as the current temporary cafeteria space is needed for gym storage. Mr. Laramie stated that it could be costly to set up another temporary line, but it should be looked into and suggested that the PE department might need to come up with another storage solution if necessary.

Mr. Grzyb reported that he is waiting for pricing for the 'hold opens' for the handicapped doors at the connector. Mr. Ziemba reported that they were not on the electrical drawings and the issue concerns two sets of doors.

Mr. Kafalas informed the committee that there is still an issue with the carpet in the computer labs, the teachers are not comfortable in those rooms and they have the fans running all day. Mr. Fogarty reported that he also has a problem being in those rooms. Mr. Laramie reminded the committee that the air quality reports came back fine. Mr. Alix stated that it may be a balancing issue and suggested that they make sure the mechanicals are fine before doing anything else.

5. Energy Lab Report

Mr. Fogarty provided the committee with handouts regarding the fiscal component of the building projects. The handouts are attached as references 2, 3 and 4. Mr. Fogarty also noted the write up in the Providence Journal regarding the receipt of the Federal Grant and he provided committee members with a copy of the Congressional grant notification. Mr. Fogarty reported that the grant is official and the Department of Energy is going piece by piece on it. Mr. Fogarty informed the committee that the labs will be done by August 1st and ready for use in September. Mr. Fogarty asked that Mr. Ziemba review the fire suppression issue for the labs.

6. Approval of Minutes

Mr. Chretien moved and Mr. Fogarty seconded to approve the minutes from the September 9, 2008 meeting. So voted, 5-0-2 with Mr. Abt and Mrs. Michalik abstaining as they were absent from the September 9th meeting.

7. Executive Session

Mr. Laramie reported that there were no new pending legal issues to discuss therefore an executive session was not necessary.

8. Adjournment

Mr. Fogarty moved and Mr. Abt seconded that the meeting be adjourned at 8:05PM. So voted, 7-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, November 10, 2008

REFERENCE 1

Foster-Glocester Regional
Building Committee
Treasurer's Report -
October 14, 2008

Bank of America Checking Account (Acct # 9479197036):

> The accompanying check register presents account activity through September 30, 2008. Note - the account was reconciled without exception up through bank statement ending date July 31, 2008.

> As of September 30, 2008 the ending account balance amounted: S

65,808.96

> This report does not reflect activity occurring after

September 30, 2008. Bank of America Savings Account (Acct #

9479197052):

> The accompanying check register reflects savings account activity through September 30, 2008. Note - the account was reconciled without exception up through bank statement ending date July 31, 2008.

> As of Sept. 30, 2008 the ending account balance amounted to: \$

8,225.03

> This report does not reflect activity pending approval occurring after September 30, 2008.

Bank of New York - Middle School Bonds (Acct # 435360):

> The Bank of New York Middle School bond account has been reconciled to bank statements through June 30, 2008.

> As of Sept. 30, 2008 the ending account balance amounted to: S

4,266,694.49

Bank of New York - ESCO Fund (Acct # 460079):

> The Bank of New York ESCO account has been reconciled to bank statements through June 30, 2008.

> As of Sept. 30, 2008 the ending account balance amounted to: \$
6,120,381.81

Bank of New York - High School Bond Fund (Acct # 430746):

> The Bank of New York High School bond account has been reconciled to bank statements through
June 30, 2008.

> As of Sept. 30, 2008 the ending account balance amounted to: \$
3,717,203.44

Total Funds in all accounts: \$
14,178,313.73

REFERENCE 2

The Ponaganset Building Project
Fiscal Performance M.S/H.S 45.7 + 12.8 Esco 58.5 Toal Bond
Funds

- 1) Middle school Sq. Footage Analysis-
 - a. 50% less Expensive than comparative middle school projects
- 2) State Reimbursement-
 - a. Foster/Glocester gets a state reimbursement capital rate much higher than the norm due to the fact that we are regionalized (E.G Esco= 67.2%)
- 3) Foster Glocester Split of Balance of debt after state reimbursement
 - a. Foster 1/3 of balance and Glocester 2/3 of balance
- 4) State Bonding low rate/ less administrative cost RIHBEC
 - a. State of RI has one of the more progressive bond programs which enabled us to get low rate and low administrative costs
- 5) Federal Grant \$984,000
 - a. Two (2) alt. energy classrooms, curriculum, Biomass, etc.
- 6) Private Gifts
 - a. 40k track, Dugouts, Signs, 40k lights
- 7) Ponaganset Educational Foundation Established
 - * a. 60k
- 8) Cell Tower Revenue .
 - a. Annual match restricted funds
- 9) Energy Operational Saving
 - a. 75 cents on the dollar savings per gallon of oil using woodchips
 - b. Electric savings also
- 10) Renewal and Replacements
 - a. Facility upkeep fund to be established

References 3 and 4 could not be scanned in to be included in the document.